

Appendix B

Draft San Luis Ranch Specific Plan





SAN LUIS RANCH

PRELIMINARY
DRAFT

San Luis Ranch Specific Plan

City of San Luis Obispo, California

Coastal Community Builders, Inc.

Preliminary Draft | August 28, 2015



San Luis Ranch Specific Plan

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Coastal Community Builders, Inc.

Preliminary Draft | August 28, 2015

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FOREWORD

The San Luis Ranch proposal offers a first-of-its-kind, innovative vision for one of San Luis Obispo's most iconic properties that vastly reduces the intensity of use on the land, and preserves its agricultural legacy.

Froom Ranch and other big-box commercial development has surrounded San Luis Ranch, making it ideal for infill development. Community interest in agricultural preservation, new housing choices, reduced traffic, lower water use, a lighter carbon footprint and other core values has soared. Today, new property owner Gary Grossman and his team present a fresh proposal for the San Luis Ranch site: a revolutionary concept that represents the best of sustainability practices and forward thinking, bringing forth the vision for the area as outlined in the City's General Plan.

Everything about San Luis Ranch grows from the project's foundation in four guiding principles identified as the CORE 4:



San Luis Ranch will maintain and promote San Luis Obispo's agricultural heritage. From continued cultivation to "u-pick-it" farming and an agricultural education center, San Luis Ranch will offer residents and visitors an opportunity to connect with agriculture and continue to enjoy the views of this pastoral setting.



San Luis Ranch will provide open space and recreation areas. With parks, paths and the Bob Jones Trail enhancement, open areas for pure enjoyment, significant agricultural preservation, and unblocked vistas of these spaces and the beautiful Cerro mountains, San Luis Ranch assures the outdoors are central to everyday life.



San Luis Ranch will offer a range of housing opportunities with a special focus on providing workforce homes. The Central Coast's teachers, first responders, technology employees and tourism workers deserve a home in the city where they work.



San Luis Ranch will create a multimodal community that integrates seamlessly into existing circulation systems. Designed to promote a pedestrian and bicycle-oriented community, San Luis Ranch will be an interconnected neighborhood. It also completes a key component of the Bob Jones Trail, extends Froom Ranch Way, and provides a transit hub, benefiting the community as a whole.

Known for years as Dalidio Ranch, the 131-acre property is currently entitled under Measure J, a Countywide initiative that was approved by voters in 2006 and affirmed by the California 2nd District Court of Appeals in 2009. Measure J remains in effect, allowing development of yet another big box retail-commercial center under County jurisdiction.

San Luis Ranch realizes a longtime community dream of preserving the past while planning responsibly for the future. It dovetails into the City of San Luis Obispo's General Plan, and offers a community-focused alternative to the current Measure J Zoning entitlements.

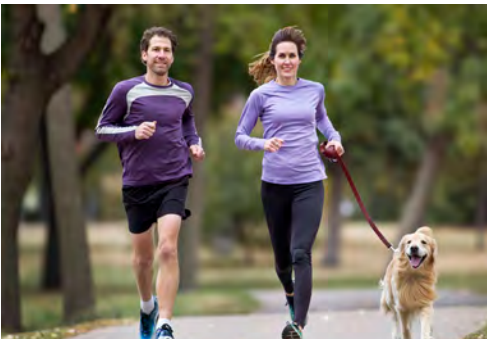
San Luis Ranch's forward-thinking design enables a diverse neighborhood, maintains community character, and provides sustainable land use practices and infrastructure, exemplifying the civic values of San Luis Obispo.

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4 Agriculture, Open Space & Parks

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8 Implementation

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Chapter 1

INTRODUCTION



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1 INTRODUCTION



1.1 Scope

Under California law (Government Code §65450-65457), a specific plan is a planning tool that allows a community to articulate a vision for a defined area and apply guidelines and regulations to implement that vision. The San Luis Ranch Specific Plan (Specific Plan or Plan) guides development of San Luis Ranch (project) by defining land uses, delineating a multimodal circulation system, and providing development standards. It also analyzes required public infrastructure facilities, suggests financing scenarios, and provides an implementation strategy.

Under California law (Government Code §65450-65457), a specific plan is a planning tool that allows a community to articulate a vision for a defined area and apply guidelines and regulations to implement that vision.

Figure 1.1 Ranch Looking West



1.2 Core 4

The following four points represent the core values established as guideposts for which San Luis Ranch is imagined. While there are many significant elements that represent the formation and development of this project, the following “Core 4” points are primary in determining the unique qualities that enable a diverse neighborhood, maintain community character, and provide sustainable land use practices and infrastructure. Detailed policies can be found in Chapter 8.

AGRICULTURE AND HERITAGE



1.2.1 Maintain and Promote San Luis Obispo’s Agricultural Heritage

The Dalidio Ranch, home to San Luis Ranch, has for decades provided a gateway to the City that embodies its agricultural legacy. The Specific Plan preserves and celebrates this heritage and visual identity by continuing the operation of a farm coupled with the addition of a community agricultural learning center. Fifty percent of the site will be permanently dedicated to agriculture and open space. The same agricultural identity will be integrated into San Luis Ranch neighborhoods with architectural styles designed to capture an agrarian feel.



RECREATION



1.2.2 Provide Open Space and Recreation Areas

San Luis Ranch protects lands for open space, recreation, and visual significance. Open space including agricultural land is a dominant feature of the project. Recreation is emphasized throughout the Plan Area through creation of linear parks, creating a fitness loop along the creeks as well as a central neighborhood park. More than 10 acres of the existing site will be preserved in parks, natural habitat, creeks, and open spaces that enhance the neighborhood and extend the City’s parks and recreation system. Natural resources are also protected, preserving the City’s unique character and contributing to its sustainable future.



DIVERSE HOUSING



1.2.3 Deliver Diverse Housing Opportunities, Including Workforce Housing

Provision of workforce housing is a primary goal of San Luis Ranch. Using principles of responsible land use and innovative architectural design, San Luis Ranch will provide quality workforce housing at diverse price points focused on families and individuals looking to enter the City's real estate market. Smaller lot sizes, narrow frontages, available secondary dwelling units, and efficient infrastructure enable affordability. In addition, efficient use of water and energy resources are incorporated as part of the overall emphasis on building homes that are environmentally and economically sustainable.



MULTIMODAL COMMUNITY



1.2.4 Create a Multimodal Community Seamlessly Integrated Into the Existing Circulation System

The San Luis Ranch neighborhood is designed to promote a pedestrian and bicycle-oriented community with daily needs situated within easy and enjoyable walking distance to each other. A network of interconnected walking and biking paths is intended to promote a healthy lifestyle. The San Luis Ranch Specific Plan completes a key component of the Bob Jones Trail, the City to Sea bike trail that connects San Luis Obispo and Avila Beach. Additionally, a central transit stop provides access to SLO Transit and an alternative to the automobile.



Figure 1.2 Agricultural Preservation and Heritage Plan





AGRICULTURE AND HERITAGE



Agricultural Land Birdseye



Heritage Center and Gathering Space

Figure 1.3 Parks and Recreation Plan





RECREATION



Agrarian Picnic Shelter



Fitness Zones Along Path



Neighborhood Park



Fitness Loop

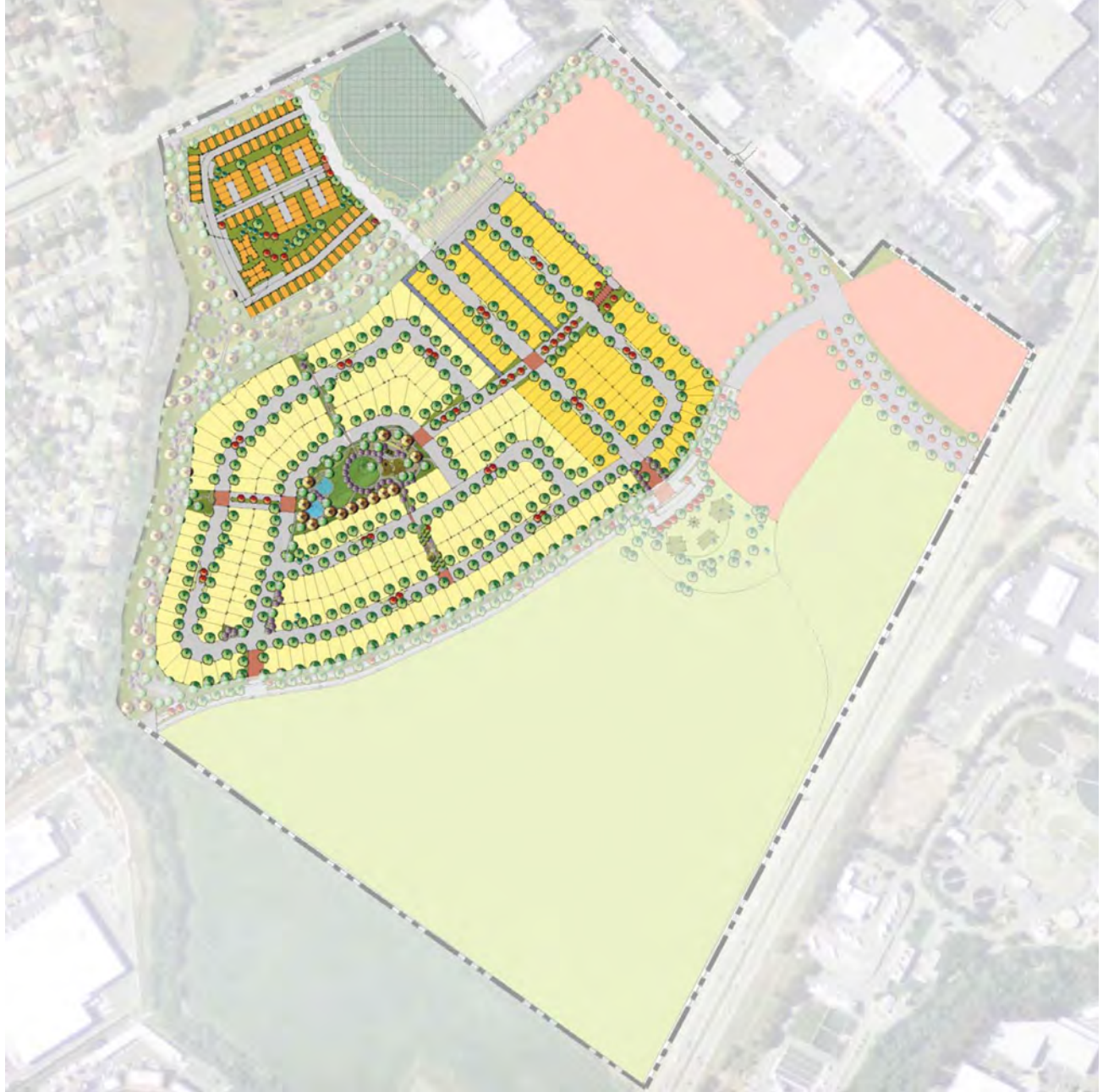


Drought Tolerant Landscaping



Sitting Areas

Figure 1.4 Housing Plan





DIVERSE HOUSING



Open Space Between Compact and Multi-Family



Attached Compact



Detached Compact



Multi-Family



Single Family Neighborhood

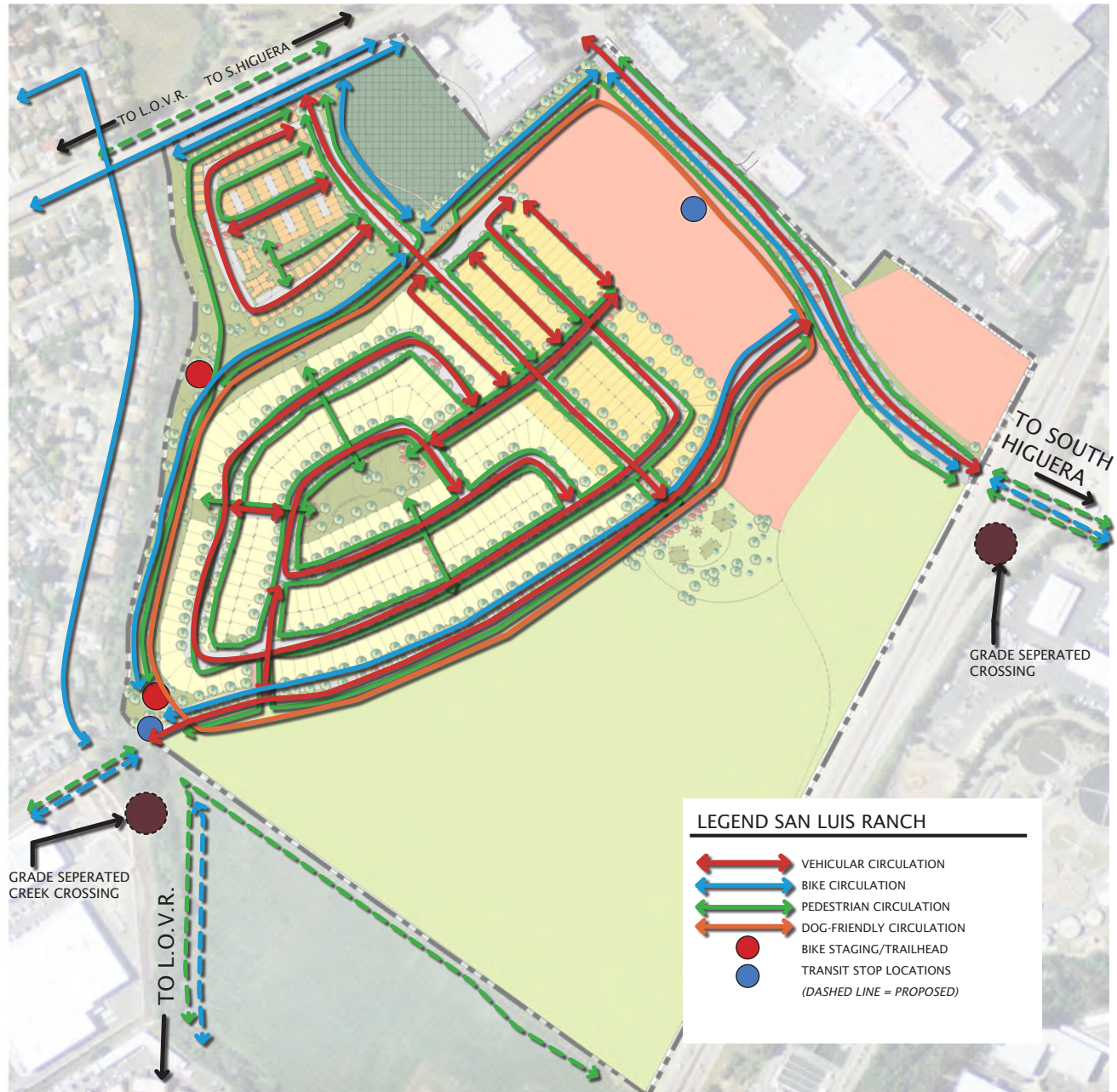


40' Single Family



30' Single Family

Figure 1.5 Multimodal Circulation Plan

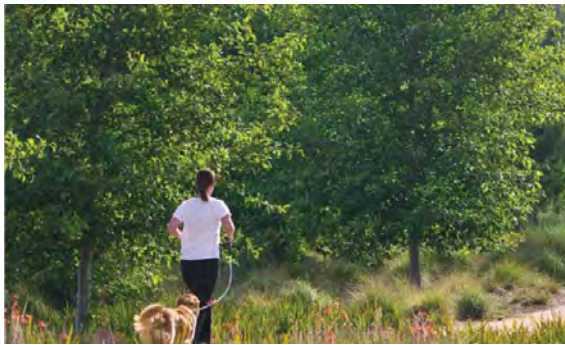




MULTIMODAL COMMUNITY



Walking Path



Dog-Friendly Path



Bike Path



Transit Stops



Bike Staging



Vehicular Circulation

1.2.1 Location and Setting

San Luis Ranch is an unincorporated, 131-acre infill site located west of U.S. Highway 101 and east of Madonna Road in the southwestern part of the City of San Luis Obispo, California. San Luis Obispo is on the California Central Coast and is surrounded by abundant open space and agricultural valleys with vineyards and crops. It is also the business and government hub of San Luis Obispo County. With a population of 45,119 (US Census 2010), it is the largest incorporated city between Santa Maria and Salinas.

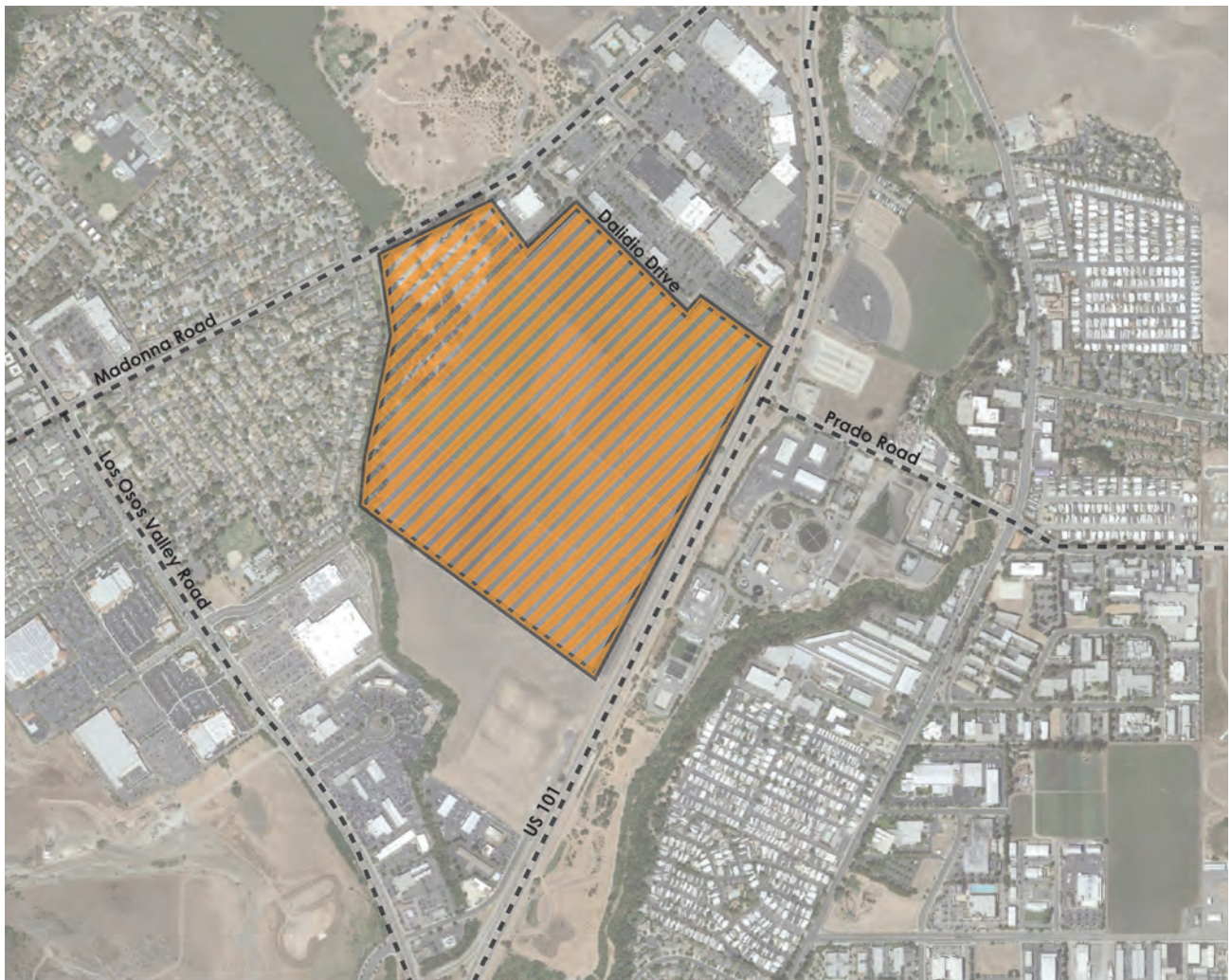
Over time, land surrounding San Luis Ranch has changed from agriculture to residential areas, shopping centers, and auto dealerships. With this change of land uses, the Specific Plan Area is surrounded by development consisting of the Promenade Plaza to the north, Target and the SLO City Farm to the south, U.S. Highway 101 to the east, and Laguna Lake Park to the west. This

represents a key neighborhood infill opportunity site for the City of San Luis Obispo. San Luis Ranch is also treasured for its historic agricultural use and Highway 101 view shed. This led the City to require that a significant portion of the existing agriculture and open space be preserved in perpetuity. In addition to the preservation of agriculture and open space, development in the Plan Area will achieve creek restoration goals, flood protection and multiple connections with existing circulation patterns.

“This project site should be developed as a mixed use project that maintains the agricultural heritage of the site, provides a commercial/ office transition to the existing commercial center to the north, and provides a diverse housing experience. Protection of the adjacent creek and a well-planned integration into the existing circulation system will be required.”

San Luis Obispo’s General Plan

Figure 1.6 Site Location Aerial View and Surrounding Uses



1.3 Planning Area Character

San Luis Ranch builds on a rich history in the agricultural and cultural development of California’s Central Coast. The legacies of the Chumash and more recent cultivation of the “Ranch” by the Dalidio family together with a beautiful natural setting all contribute to the area’s character.

1.3.1 Natural Setting: Creeks, Trees and Visual Resources

San Luis Ranch’s character is defined in part by its natural habitat. The site is home to many trees and the Prefumo Creek, which support local wildlife. The site is also home to a small rookery of great blue herons and wintering monarch butterflies. Further, the relatively flat on-site topography and the low profile of the row crops provide expansive views across San Luis Ranch. For northbound travelers on U.S. Highway 101, foreground views to the west are of the San Luis Obispo Promenade, with background views of Cerro San Luis and Bishop Peak. Southbound travelers looking west view vegetation associated with Prefumo Creek, as well as the edges of the commercial uses clustered at the Los Osos Valley Road/U.S. Highway 101 interchange in the foreground and the Irish Hills in the background.

San Luis Ranch will protect and preserve over 60 acres of agricultural land and open space for the community.



San Luis Ranch Existing Conditions

1.3.2 Pre-Historic and Historic Settings: Chumash Lands and Agricultural Heritage

The City of San Luis Obispo is located within the area historically occupied by the Obispeño Chumash, the northernmost of the Chumash people of California. The Spanish Incursion colonized the area of San Luis Obispo initially in 1542, with the first official settlement on Chumash Territory occurring in 1772, when the Mission San Luis Obispo de Tolosa was established.

Agriculture has played a prominent role in the history and development of the San Luis Obispo area. After World War I, San Luis Obispo County became a national source for dairy and produce. Today, the County is a leading provider of wine grapes and strawberries and, in 2013, maintained a total crop value of \$960 million.

“Industries in the cultural sector add value by leveraging a “sense of place” into a commodity that is embedded in the qualities of the goods and services produced locally. This sense of place is derived from the physical qualities of the place, its history, meaning and social relations, and by a common understanding of what the place means to a broader audience.”

San Luis Obispo Economic Development
Strategic Plan, p. 26



Existing San Luis Ranch Barn

1.3.3 Land Use: Current and Historic Ranch and Agricultural Uses

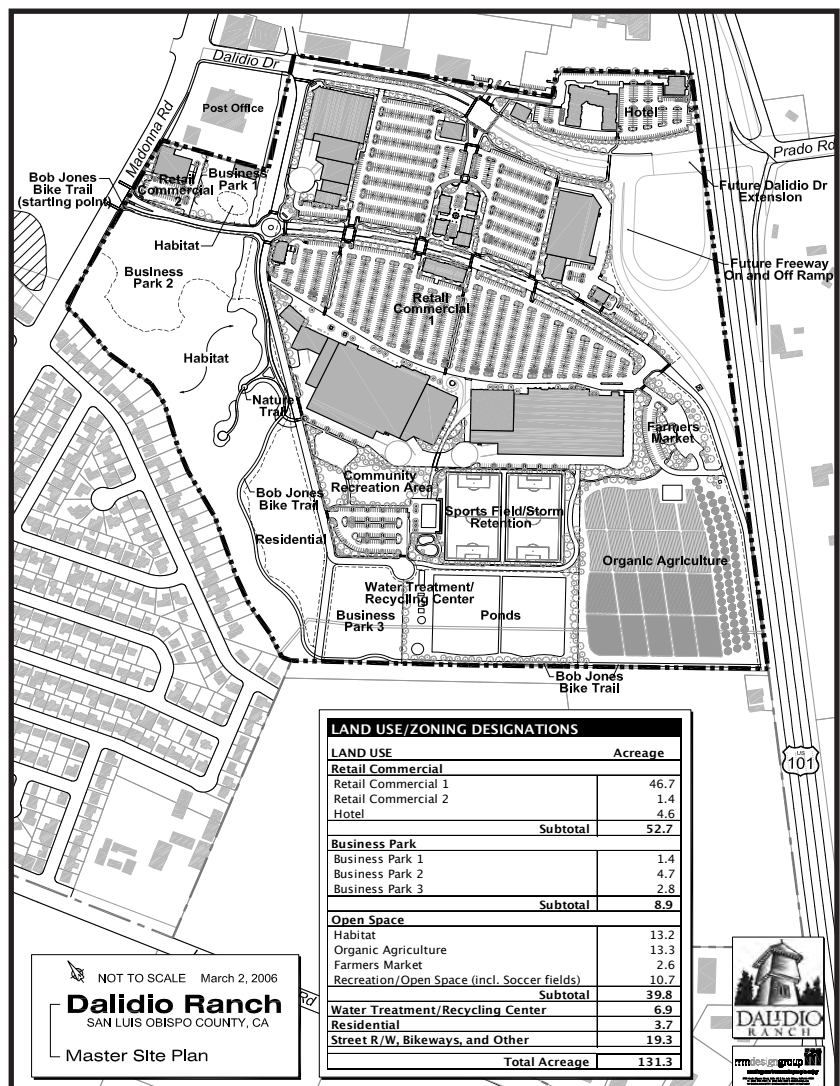
In the early 1920s, the Dalidio family acquired the land in the Specific Plan Area. The Dalidios moved to the area from Cayucos where they controlled a string of dairies along the northern coast of California. Subsequently, they built the “Dalidio Ranch” and cultivated the land in the Specific Plan Area growing flowers, snow peas, and other vegetables. The character of the Specific Plan Area is shaped by the remaining structures from the Dalidio family’s farm, including the Dalidio home, bungalow, barn, and water tower. Currently, a significant portion of the 131-acre site are used for the production of irrigated row crops including celery, broccoli, lettuce, Asian vegetables, and peas.

1.3.4 Current Entitlements Under Measure J

Known for years as Dalidio Ranch, the 131-acre San Luis Ranch property is currently entitled under Measure J, a Countywide initiative that was approved by voters in 2006 and affirmed by the California 2nd District Court of Appeals in 2009. Measure J remains in effect, paving the way for development of a large-scale retail-commercial center under County jurisdiction.

The land use entitlements under Measure J look very different from the San Luis Ranch proposal. The Measure J entitlements consist of 530,000 square feet of commercial space, 198,000 square feet of office space, a 150-room, four-story hotel, 60 residential units, and 13 acres of agricultural uses. Parking requirements for Measure J include over 3,000 parking spaces, covering approximately 15 acres of land with impervious surface (see Figure 1.7).

Figure 1.7 Measure J Site Plan



1.4 Consistency with the City of San Luis Obispo General Plan

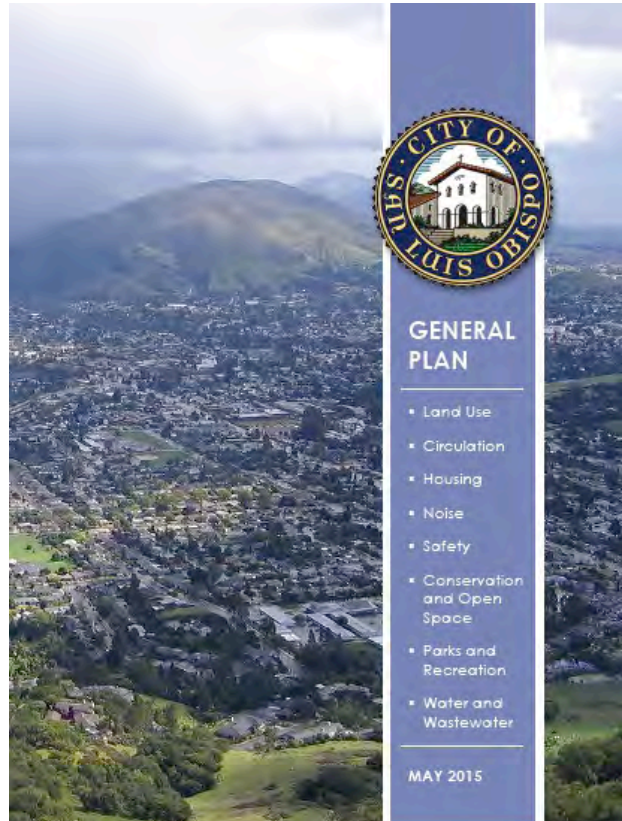
The underlying document governing the San Luis Ranch Specific Plan Area is the City of San Luis Obispo General Plan. Under Government Code Section 65450 et seq., a specific plan implements and must be consistent with the governing general plan. However, a specific plan is a separate document from the general plan and contains a greater degree of detail, including land use regulations, design guidelines, and capital improvement plans. The San Luis Ranch Specific Plan is written to maintain consistency with the City's General Plan, and addresses key City values by providing much needed workforce and affordable housing (Chapter 5), preserving agricultural resources (Chapter 4), addressing current and future traffic issues (Chapter 6), addressing existing and future potential flooding (Chapter 7), and compatibility with the airport (Chapter 2), all with an eye on social, economic, and environmental sustainability (Chapter 5). See Appendix A for a detailed general plan consistency analysis.

1.5 San Luis Ranch Adoption Process

Consistent with the requirements of the General Plan, the San Luis Ranch Specific Plan must be adopted by the City Council prior to annexation of the Plan Area. Chapter 8 details the implementation measures and procedures for the San Luis Ranch Specific Plan, including an outline of the annexation process.

1.6 Use of the Plan

The Specific Plan is intended to serve as a comprehensive guide to development policy, standards, and applicable regulations for the San Luis Ranch Specific Plan Area. To this end, its structure, policies, and plans are designed to best inform and direct the user regarding build-out of the Specific Plan Area.



City of San Luis Obispo 2015 General Plan

The Specific Plan is organized as follows:

- Chapter 2: **Land Use**
- Chapter 3: **Neighborhood Form**
- Chapter 4: **Agriculture, Open Space, & Parks**
- Chapter 5: **Sustainability**
- Chapter 6: **Multimodal Circulation**
- Chapter 7: **Infrastructure & Financing**
- Chapter 8: **Implementation**
- Appendix A: **General Plan Consistency**

1.7 Goals and Benefits of the Plan

San Luis Ranch is designed with the following goals in mind, pursuant to Section 8.1.4 of the General Plan:

OVERARCHING GOALS FOR SAN LUIS RANCH DESIGN, as described by the General Plan

- Goal 1:** A mixed-use development that fosters a sense of community.
- Goal 2:** A community that maintains and promotes the land's agricultural heritage.
- Goal 3:** A community with commercial, office, and visitor serving uses that are integrated with existing and future commercial areas and neighborhoods.
- Goal 4:** A community of diverse housing opportunities, including workforce housing.
- Goal 5:** A community that protects and enhances the adjacent creek and habitat.
- Goal 6:** A community seamlessly integrated into the existing circulation system.
- Goal 7:** A community built with architectural integrity and material sustainability.

Through innovative design and community values rooted in the Core 4, San Luis Ranch will provide the following benefits to the residents of San Luis Ranch, its neighbors, and the community as a whole:

COMMUNITY BENEFITS PROVIDED BY SAN LUIS RANCH

- Preservation of agricultural land
- Preservation of existing viewshed corridor and open space
- Agriculture Heritage and Learning Center, and working farm
- A variety of recreational amenities for diverse community needs
- Extension of the Bob Jones Bike Trail
- San Luis Ranch Trailhead and Fitness Loop
- State of the art bicycle trails, including three Class I paths, adding function and safety to the entire area
- A truly walkable community with numerous pedestrian amenities
- Varied commercial components that encourage lower usage of automobiles
- A more efficient transit-friendly transportation network emphasizing neighborhood connectivity
- Long term job creation via office space and commercial retail space
- Reduces out of area commute traffic by enabling people to work where they live
- A variety of dining, shopping, working, and hotel/conference services
- Desperately needed workforce housing and affordable housing through innovative design
- Improved stormwater and floodplain management